

**City of Greensboro Planning Department
Zoning Staff Report
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: B
Location: 437 & 447 Arlington Street

Applicant: I and K, LLC
Owner: I and K, LLC

From: GO-M
To: CB

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Old Greensborough Preservation Society / Vacant House / Undeveloped
Acreage	0.957
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees <i>Other:</i> N/A
Overlay Districts	Central Business Overlay District
Historic District/Resources	William Fields House
Generalized Future Land Use	Mixed Use CBD / Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Beloved Community Center	GO-M
<i>South</i>	Mid-town Auto Center	GB
<i>East</i>	Southside Traditional Neighborhood	TN1
<i>West</i>	Rock 92 Offices / Arlington Street Lofts	GO-M / CB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned GO-M since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN GO-M (EXISTING) AND CB (PROPOSED) ZONING DISTRICTS
GO-M: Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service uses.
CB: Solely intended for application in the central core of the city. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high density residential developments in a pedestrian-oriented setting.

TRANSPORTATION	
Street Classification	Arlington Street – Local Street, Murray Street – Local Street.
Site Access	A maximum of one access point to Arlington Street to meet the City of Greensboro Driveway Standards.
Traffic Counts	Arlington Street ADT = 6,270.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Promote new forms of compact development.

Downtown Goal: Promote reinvestment, preservation, diversification, and selective intensification of activity in Downtown Greensboro, to reinforce its importance as the economic, cultural and civic center of the City while protecting its heritage and historic resources and enhancing its urban character.

POLICY 4E: Promote diversification and intensification of downtown Greensboro.

POLICY 5F.2: Improve design standards for new development to enhance community appearance and sense of place (visual impacts on adjacent neighborhoods).

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Mixed Use Central Business District: This designation applies only in and around Downtown Greensboro. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the central city. This designation is intended to permit a true mix of all uses, except heavy industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown. It is particularly important to move the Downtown towards becoming a center of activity not only in the day, but also at night and during weekends, by promoting a mix of commercial, entertainment, residential, and other uses (see policies and narrative in Section 4.5.2). To help achieve this goal, creative forms of housing, such as lofts within restored historic structures and residential units in the often unoccupied second stories above ground-level retail, should be encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The property across the street from the subject tract was rezoned from GO-M to CB by the Zoning Commission in April 2005.

As with that previous request, the subject property is located on the border of Mixed Use Central Business District and Mixed Use Residential on the Generalized Future Land Use Map (GFLUM) of Connections 2025. It is also located in a Reinvestment Corridor. Thus, this request is consistent with both the GFLUM and the Growth Strategy Map.

According to a plan entitled "Southside Traditional Neighborhood, Phase 2", the two existing buildings located at 437 and 447 Arlington Street are to be renovated. Six new residential units are shown on the eastern side of the property and are oriented to Lewis Street. Between these new units and the two buildings facing Arlington Street is a 9-space parking area and six garages, separated by a grass median. Vehicular access is solely from Arlington Street.

The William Fields House at 447 Arlington Street is a Landmark Property, having been so designated on July 15, 1982. The Landmark designation is defined as the complete parcel (Tax Map 16, Block 8, Lot-23). Before any improvements or changes occur on this lot or to the Fields House which includes interior and exterior of the house, the property owner must receive an approved Certificate of Appropriateness by the Guilford County Historic Preservation Commission (GCHPC). As the plan currently illustrates the GCHPC will have to approve 3-4 units, 6 garages, driveway access and parking, part of the sidewalk, landscaping, and all exterior lighting fixtures.

Should lots 23 and 24 be combined for this project, thought should be given to shifting the Landmark designation to include the A. C. Fields House, 439 Arlington Street (lot 24). The Landmark tax credits would then also apply to the A. C. Fields House. This would allow the GCHPC to focus on the improvements to the existing structures and not have a direct involvement in the new development elements.

This request abuts the existing Central Business zoning district on its west side. Staff feels that the area north of East Lee Street northward along Arlington Street up to the existing CB District could also be included in the CB zoning classification and this would yield a reasonable zoning pattern for the future.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It is a good example of beneficial infill development. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request promotes reinvestment and diversification of activity in the Downtown and provides another example of the increasing interest for residential development that will establish a critical mass to help insure Downtown as an attractive place to live and work.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.